## FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \* \*

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the owners of the subject property, Timothy and Meredith Scott. The Petitioners seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 30 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1.

Mr. & Mrs. Scott appeared at the hearing on behalf of the Petition. No Protestants appeared at the hearing, however, a letter of opposition was received from Barbara Whitman, President of Historic Glyndon, Inc. (HGI). Said letter states that HGI is opposed in theory to the development of lots which are smaller than County standard requirements. However, the letter further states that because the subject property is not in Glyndon and because the request for feedback was an informal one, the Board of HGI provided a consensus rather than a vote.

as 211 Butler Road, consists of .25826 acres, more or less, zoned D.R. 3.5 and is located at the northwest corner of Butler Road and Third Street. It is to be noted that the subject property is not located in historic Glyndon. The Petitioners are desirous of developing the property with a two-story frame dwelling as their principle residence. By virtue of the

fact that the subject property is a corner lot, greater setback requirements are imposed on the proposed development and as a result, the requested variance is necessary. The Petitioners are desirous of having the proposed dwelling face Butler Road in order to keep the appearance of the house in conformance with other houses along Butler Road. For mesthetic reasons, it would be better for the proposed dwelling to face Butler Road in order to provide an acceptable streetscape along Butler Road. Testimony also revealed that the subject lot in and of itself, is buildable and meets all County standards concerning its size. Therefore, this is not a situation where an individual is attempting to improve a lot which does not meet County standards. The Petitioners merely wish to orientate the subject dwelling so that it faces Butler Road along with other houses along that road for conformity.

The Petitioner presented this Deputy Zoning Commissioner with building plans for the proposed dwelling. These plans were accepted into evidence as Petitioner's Exhibit 3. The Petitioners propose to construct the dwelling depicted in Petitioner's Exhibit 3 and have no intentions of building any other type of house. Based on my review of the subject plans, it appears that this type of dwelling will fit very nicely into the community. Therefore, the relief granted herein is contingent upon Petitioners constructing a dwelling in accordance with that depicted in Petitioner's Exhibit 3 and the Petitioners shall comply with the design standards stated in those plans.

An area variance may be granted where strict application of the s zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 2-

whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily

whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

- 3-

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 194 day of February, 1993 that the Petition for Zoning Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 15 feet in lieu of the required 30 feet for a proposed dwelling in accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

> 2) The proposed dwelling shall be constructed in accordance with the design plans accepted into evidence as Petitioner's Exhibit 3. The Petitioners shall not be permitted to deviate from said plan unless such deviation is brought to the attention of this Deputy Zoning Commissioner and written approval is given for same.

> 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

> > Sutty Kotroco Deputy Zoning Commissioner for Baltimore County

TMK:bjs

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

EIVED FOR FILING

February 19, 1993

Mr. & Mrs. Timothy L. Scott 307 Butler Road

RE: PETITION FOR ZONING VARIANCE NW/Corner Butler Road and Third Avenue (211 Butler Road) 4th Election District - 3rd Councilmanic District Timothy L. Scott, et ux - Petitioners Case No. 93-177-A

Dear Mr. & Mrs. Scott:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffa at 887-3351.

hunty Kotrow

Deputy Zoning Commissioner

for Baltimore County cc: Ms. Barbara C. Whitman, President

Historic Glyndon, Inc., Glyndon, Md. 21071 People's Counsel

Petition for Variance to the Zoning Control of Total Control of Total Control of Total of Tot to the Zoning Commissioner of Baltimore County for the property located at 211 BUTLER ROAD which is presently zoned D2 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) i BO2.3.C.I. TO PERMIT A SIDE YARD SETBACK OF 13-FT IN LIVE OF THE REQUIRED 25 PT. 30 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) THE PROPERTY WAS PURCHASED SO MY FAMILY & I COULD BUILD OUR PRIMARY RESIDENCE AFTER BEING TOLD THE ZONING WAS DR 3.5, WE OBTHINED THE NESSESSARY AMOUNT OF BLUE PRINTS FOR A HOUSE THAT WAS IN-KEEDING WITH THE NEIGHBORHOOD. WE ATER FOUND OUT THAT BECAUSE THE PROPERTY

15 A CORNER LOT THE SETBACKS ARE CREATER THAN USE WERE TOLD.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

				I/We do solemnly declare and affirm, under the p	enaities of perjury, that I/we a
	Contract Purchaser/Lessee:			legal owner(s) of the property which is the subject. Legal Owner(s):	of this Petition.
	(Type or Print Name)		<del></del>	TIMOTHY L Scott	
	Signature		·	Signature Scott	
	Address		<del></del>	MEDELLTU L Scot	<u>t</u>
	City	State	Zipcode	Quality ( con	
	Attorney for Petitioner:		•	307 BUTHER B	<b>@</b> ?? <i>A</i> 0 <i>A</i>
2	(Type or Print Name)		<del></del>	Address	Phone No. 21136
FILING	Signature	· · · · · · · · · · · · · · · · · · ·	<del></del>		Zincorio
52	Address	Phone No.		Name	<del></del>
	<b>D</b>	State	Zipcode	Address	Phone No.
237				OFFICE USE ON ESTIMATED LENGTH OF HEARING UNDVOIGNED for He	_ = £ HR
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ZONING DESCRIPTION FOR 211 BUTLER ROMO

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Beamwing AT A POINT ON THE NORTH SIDE OF BUTLER ROAD WHICH IS 75 FEET WIDE AT THE DISTANCE OF 15 FEET WEST OF THE CENTER-LINE OF THE NEAREST IMPROVED INTERSECTING STREET THIRD AVENUE, WHICH IS EIGHTEEN FEET WIDE. BEING ALL OF LOTS NUMBER 27 AND 28 AND THE EASTERN MOST HALF OF LOT NUMBER 26 BLOCK N/A SECTION N/A IN THE SUBDNISION CALLED GOSHEN. Also KNOWN AS 211 BUTLER ROAD IN THE 4TH ELECTION DISTRIC

Date of Posting 12/19/92 Timosky & Moto Lith Scott property NW/cor (24) Bullar Rd + Third Ata Location of More Facing You dway on proporty of Patitioner.



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_ successive weeks, the first publication appearing on 12 10, 1972

\$61.02

Testimony and evidence revealed that the subject property, known

Reisterstown, Maryland 21136

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FRICE PUBLIC HEARING DEES 1940 - PARALHAY DILLHOS - 010 -550,00 09.00 : 4500.00

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Zoning Administration ( Development Management 11: West Energouse Avenue Towson, Mary land 21204

1706793

PUBLIC HEARING FIEL

LAST NAME OF OWNER: SCOTT

Account: R-001-6150

M9300192

PRICE 080 FOSTING SIGNS . ADVERTISING 1 X \$61.08 TOTAL: \$61,02

04A04#0063NICHRC

\$61.02 Please Make Checks Payable To: Baltimore Camin 10:08AH01-06-93

receipt

**Baltimore County Government** Office of Zoning Administration and Development Management

(410) 887-3353

and the second s

DATE: 12/14/92

111 West Chesapeake Avenue

Towson, MD 21204

Timothy and Heredith Scott 307 Butler Road Beisterstown, Haryland 21136

CASE NUMBER: 93-177-A (Item 186) MEC Butler Road and Third Avenue (aka Serive Drive) 211 Butler Bood 4th Election District - 3rd Councilanic Petitioner(s): Timothy Leonard Scott and Heredith Lee Scott HEARING: THURSDAY, JAMUARY 7, 1993 at 9:30 a.m. in Room 106, County Office Building.

Dear Petitioner(s):

Please be advised that \$ 61.02 is due for advertising and posting of the above captioned property and bearing date.

THIS PER MUST BE PAID AND THE 200ING SIGH & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY OFFILE THE DAY OF THE HEARING.

Please forward your check via return sail to the Zoning Office, County Office Building, 111 W. Chasapasine Averne, Room 109, Towson, Maryland 21204. Place the case number on the check and make sema payable to Baltimore County, Haryland. In order to avoid delay of the issuence of proper credit and/or your Order, immediate attention to this matter is suggested.

**Baltimore County Government** Office of Zoning Administration and Development Management

(410) 887-3353

Your petition has been received and accepted for filing this

24th day of November 1992. DIRECTOR

> Received By: Zoning Plans Advisory Committee

Petitioner: Timothy Leonard Scott, et ux Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 14, 1992 Zoning Administration and Development Management

Robert W. Bowling, P.E., Chief Developers Engineering Division

Zoning Advisory Committee Meeting for December 14, 1992 Item No. 186

The Developers Engineering Division has reviewed the subject zoning item. The variance request should be revised to reduce the setback by five feet to allow for a future five-foot right-of-way widening.

RMB: DAK: s

Baltimore County Government
Office of Zoning Administration and Development Management



DEC 0 2 1002

NOTICE OF HEARING

The Zoning Commissioner of Bultimore County, by authority of the Zoning Act and Regulations of Bultimore County will hold a public bearing on the property identified herein in Room 106 of the County Office Building, 111 W. Cheespeaks Avenue in Townes, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Townon, Maryland 21204 as follows:

CASE MURBER: 93-177-A (Item 186) MMC Butler Road and Third Avenue (aka Serive Drive) 211 Butler Road

111 West Chesapeake Avenue

Towson, MD 21204

4th Election District - 3rd Councilanic Petitioner(s): Timothy Leonard Scott and Heredith Lee Scott HEARING: THURSDAY, JANUARY 7, 1993 at 9:30 a.m. in Room 106, County Office Building.

Variance to permit a side yard setheck of 15 feet in lieu of the required 30 feet.

Call Jalle

cc: Timothy and Meredith Scott

NOTE: HEARINGS ARE HAMDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Maryland Department of Transportation State Highway Administration

Hai Kassoff

Timothy Leonard Scott + Meredith Lee Scott

Ms. Julie Winiarski Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

**Baltimore County** 

Item No.: \$ 186

Baltimore County Government Office of Zoning Administration and Development Management

December 29, 1992

(410) 887-3353

RE: Case No. 93-177-A, Item No. 186 Petitioner: Timothy Leonard Scott, et ux Petition for Variance

Dear Mr. Scott:

307 Butler Road

Reisterstown, MD 21136

Mr. and Mrs. Timothy Leonard Scott

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 9, 1992

Arnold Jablon, Director Zoning Administration and Development Management

Ervin Mc Daniel, Chief Office of Planning and Zoning Development Review Section

Petitions from Zoning Advisory Committee (November 23, 1992 and December 7, 1992)

Rascoe Phipps, Item No. 166 Goldenwood Associates, Item No. 175 Preakness Silver Hill, Inc., Item No. 180 Timothy and Meredith Scott, Item No. 186 Beatriy and Enrique Clausen, Item No. 189 Shirley and Ronda Swab, Item No. 190

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

The Office of Planning and Zoning has no comments on the following petitions:

Division Chief: Erwin McDanin

EMcD/FM: rdn

180.ZAC/ZAC1

111 West Chesapeake Avenue

Towson, MD 21204

Development Review Committee Response I Authorized signature	Form	12/14/92 Date /2/
Project Name File Number Waiver Number	Zoning Issue	Meeting Date
Venice K. Paterakis DED DEPRM RP STP TE	176 N/C	11-30-92
John and Constance Morabito  DED DEPRM RP STP TE	179	**********
Edward J. and Joyce A. Benesch		
DED DEPRM RP STP TE		=======================================
Edward T. and Leigh Ann Schneider  DED DEPRM RP STP TE	182 <b>N/C</b>	
Dale and Sue Chambers  DED DEPRM RP STP TE	183 N/C	
COUNT 5		
Preakness Silver Hill, Inc. DED DEPRM RP STP TE	180 N/L	12-7-92
Satyr Limited Partnership	184	****
DED DEPRM RP STP TE  Timothy L. and Meredith L. Scott	W/C	**********
DED DEPRM RP STP TE	M/C	*********
DED DEPRM RP STP TE	187 N/C	
PED DEPRM RP STP TE	188 <i>N/C</i>	
Beatriz H. and Enrique R. Clausen		
DED DEPRM RP STP TE	189 N/C	P=88488825##=
Shirley A. and Ronda J. Swab	190 4//	

Development Review Committee Response	Mis July	Date /2-2
Project Name File Number Waiver Number	Zoning Issue	Meeting Date
/ Albert J. And Marlene C. Riggio	195	. 12-14-92 . 4
ED DEPRM RP STP TE		No comments
Rikir	10/	
ED DEPRM RP STP TE	196	Nocomment
Benjamin J. and Judy B. Hassan		19825533338港上海延期排出土土
ED DEPRM RP STP TE	197	Proces
Ronald and Shelley Seff	************	.====/=======
ED DEPRM RP STP TE	198	inprocess
OUNT 8	•	
Preakness Silver Hill, Inc.	100	
DEPRM RP	180	Prom
Satyr Limited Partnership		()
DEPRM RP STP	184	JAPI OWER
Timothy L. and Meredith L. Scott	:=====================================	
DEPRM RP		No commo
Frank and Joan Eck		
DEPRM RP STP	187	In process
Federal Realty Investment Trust	244444	
DEPRM RP STP	188	Inprouss
Beatriz H. and Enrique R. Clause		.14
DEPRM RP	189	written com
		******************

Baltimore County Government Fire Department 700 East Joppa Road Suite 901 Towson, MD 21286-5500 (410) 887-4500 DECEMBER 1, 1992 Arnold Jablon Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 RE: Property Owner: TIMOTHY LEONARD SCOTT AND MEREDITH LEE SCOTT Location: #211 BUTLER ROAD Item No.: 186 (JLL) Zoning Agenda: DECEMBER 7, 1992

Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be

corrected or incorporated into the final plans for the property. 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Cast terre thater
Planning Group Approved Fire Prevention Bureau Special Inspection Division

JP/KEK

Director

Historic Glyndon Incorporated January 11, 1992 TO TK Mr. Timothy Kotroco

Baltimore County Office REFIVE Administration and Development 111 West Chesapeake Towson, Md. 21204 Dear Mr. Kotroco:

ZONING COMMISSIONER

I have been requested by Meredith Scott to relay to you the outcome of a discussion of a Board of Directors meeting of HGI held Monday, November 23, 1992. The issue in question is 93-177-A (Item 186) for the northwest corner of Butler Road at Third Avenue.

Meredith Scott informed me of her request for a variance on the above-mentioned property. She said that she had been informed by residents that it would be beneficial to seek feedback of the Glyndon community groups before she began her request for a variance.

I relayed the information at the Board meeting. However, I misunderstood the nature of Meredith's variance request because ! thought it was one to grant a variance for a substandard (smaller than the County's usual requirement) lot. The Board asked me to convey to Meredith that they remained opposed in theory to the development of lots which are smaller than the County's standard requirements. Because the property is not in Glyndon and because the request for feedback was an informal one, the Board provided a consensus rather than a vote.

If you have questions I may be contacted at 887-1119 (7:30--3:15) and 526-4340 after 5:30.

> Yours truly. Barbara C. Whitman
>
> Barbara C. Whitman President

cc: Meredith Scott

RECEIVED ZONING OFFICE

93-891 Historic Glyndon Incorporated 1993

Mr. Timothy Kotroco Baltimore County Office
Administration and Development 111 West Chesapeake Avenue Towson, MD 21204

Dear Mr. Kotroco:

As you know, based on the information available at the last meeting of the Board of Directors of Historic Glyndon Incorporated, we were unable to reach a decision regarding Meredith Scott's property at the northwest corner of Butler Road at Third Avenue, 93-177-A (Item 186).

Mrs. Scott was out of town and could not attend the meeting on February 1, but she did bring house plans and lot plats to me so that I could show the Board what she intended to do. One unresolved issue was whether or not the lot was a buildable one if
Meredith turned her house sideways to face Third Avenue. While her plan indicated that no variance would be needed if she did that, Mrs. Ann Welsh reaffirmed her understanding that only a ten-foot-wide house could be built on that lot. We called Mir Scott's husband, who was babysitting their four children, and he once again maintained that he could build his proposed house without a variance. Mrs. Ann O'Neill confirmed that she had spoken with you and you upheld the Scotts' position. However, Mrs. Welsh maintained that socueone from the County told her this was not accurate.

At the point of this stalemate, the Board felt it could not take a stand until the variance question was resolved. We decided to hold an emergency meeting when we had the necessary information. I did contact Mr. Scott, who sent copies of the County atthack regulations. He also explained why the house could be built without a variance M it should Third Avenue. However, Mrs. Welsh countered that the front door of the house would then have to face Butler Road.

Although this is a secondary issue to the variance request which the Scott's sack from you, some Board members feel we should be involved only if the lot does not smoot minimum County standards. Hence this issue must be resolved before getting to the variance which the Scott's are pursuing.

On February 7, Mrs. Welsh informed me that you did not wish to further postpone a ruling so you would make the decision without our input. Since I assumed that your decision would be immediately forthcoming, I did not call an emergency beard

I hope this clarifies our delay in responding to you. If you have questions, please feel free to call me.

**ZONING OFFICE** 

cc: Mrs. Meredith Scott

H 526-4340 W 887-1119

93-207

Mr. Timothy Kotroco Zoning Administration Baltimore County Office Building 111 W. Chesapeake Avenue Towson, MD 21204

Dear Mr. Kotroco.

Rec Case # 93-177A

As per your suggestion at our Zoning Hearing of January 7, 1993, I contacted Mr. and Mrs. Welsh, who phoned in their concern to you January 6, 1993, about our variance request.

After identifying myself to Mrs. Welsh, I explained to her that they were possibly confused as to what cur variance was for and that my husband and I would like to meet with them to show them our plans and plat. She immediately said "you will have to discuss that with my husband."

Mr. Welsh asked how he could help me and I again explained the situation and asked what his concern was. He would only say that by building A home it would "take away from the character of the area." I then reminded him that he hasn't seen the building plans and he stated that that had no bearing on

I again seked for a meeting and he would not agree. I then advised him that our reason for the variance was financial hardship and he told me that the last three requests were for that same reason and that he couldn't understand why people bought homes and were then not able to afford them. We then ended our conversation.

Incidentally, the Weish's live 9/10ths of a mile away from the subject property. Thank you for your help in this matter.

93-892

4702 Butler Road Glyndon, MD 21071 February 16, 1993

Mr. Timothy Kotroco Baltimore County Office Administration and Development 111 West Chesapeake Avenue Towson, MD 21204

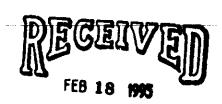
Dear Mr. Kotroco:

As a resident of Butler Road in Glyndon, I would like to address the issue of the Scotts' request for a zoning variance for a lot at the northwest corner of Butler Road at Third Avenue, 93-177-A (Item

I support the Scotts' request because their proposed variance is in keeping with the surrounding houses. If I correctly understand that their lot indeed meets minimum County standards for building, then putting a home on that property is in keeping with the other 15 closely spaced houses also fronting Butler Road. In addition, on that side of Butler Road between the Glyndon bridge and the Route 140/30 intersection, all 18 existing homes face Butler Road Granting the Scotts' variance would maintain that continuity.

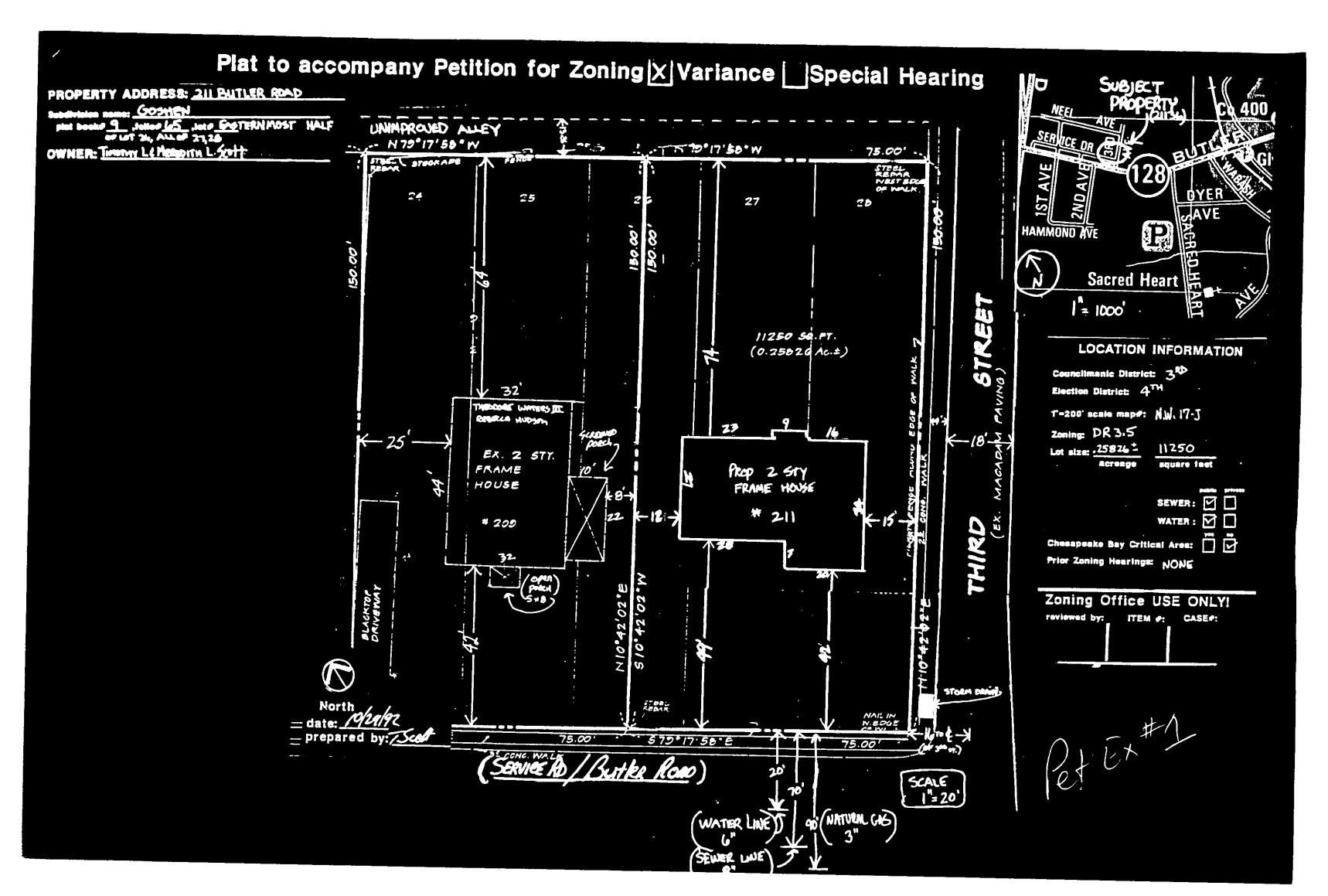
Thank you for your consideration on this issue.

cc: Mrs. Meredith Scott



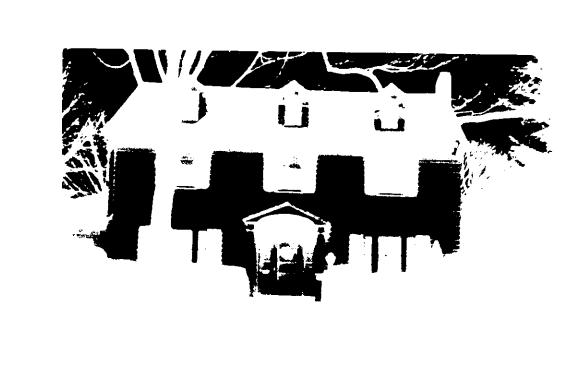
ZONING OFFICE

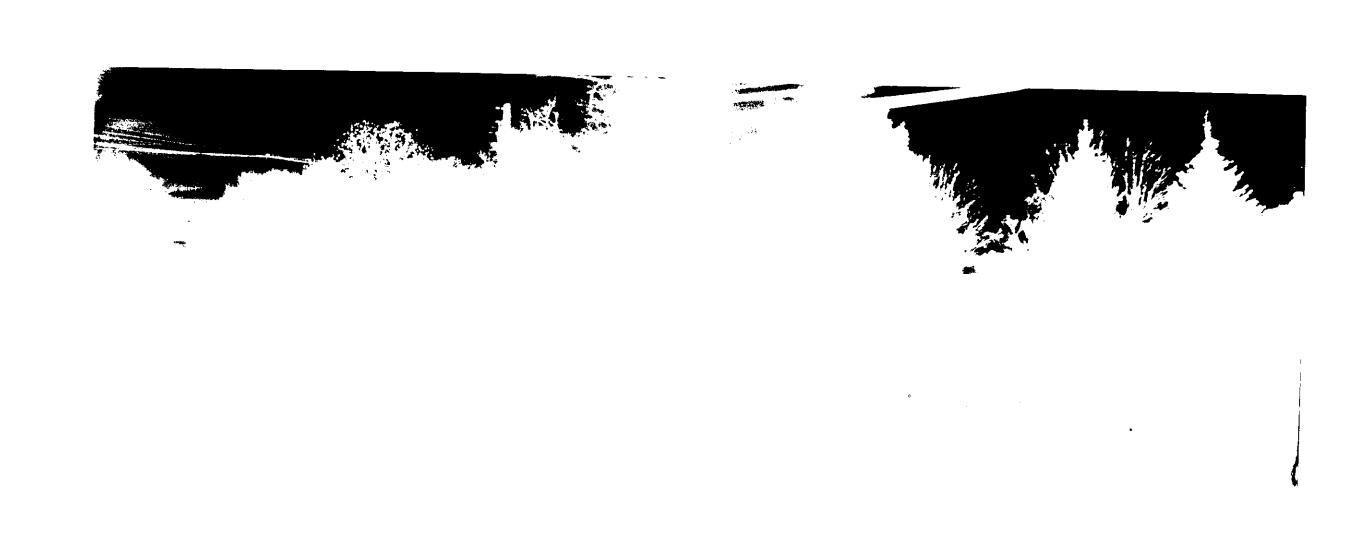
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	201 201 (2.12)

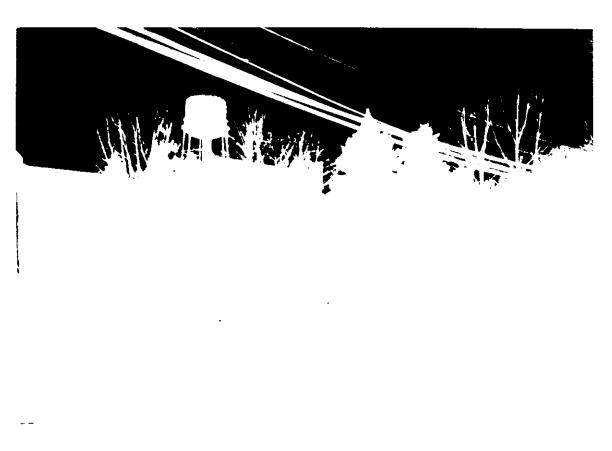




















6615 Reistertown Road Suite 205 Baltimore, Maryland 21215 tel: (301) 358-4934 fax: (301) 358-5071

THE BRISTOL,

FIRST FLOOR 1025 SQ. FT. SECOND FLOOR 918 SQ. FT. 1943 SQ. FT. TOTAL

"H" HOUSE

FLOOR FRAMING TO BE 2 x 10 FLOOR JOISTS AT 16" o.c.,
S.P.F. #2 Fb 1000 p.s.i. KILN DRIED

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REVISIONS			
date	comments		
7.11.91	PRELIMINARY PLANCE		
7.22.91	HEXTERIOR WHILD / CHECK OFT		
7.22.71	ISSUE-SUBSTALLTAL COMPLETION		
81291	CEHERAL REVIOLOGIA MARK-UP REV.		
8-2191	MICCELLANIFOUG		
11.11.91	REVIDED WILDOW DIZES		
7.10.02	Laky PORCH FORHDATION		
	Petes 18		
	ARCHITECTURE COLLABORATIVE  5101 South Rolling Rd. (301) 247-8643  Baltimore, MD 21227 tol: (301) 247-4984		

